

**Fort McPherson Zoning and Land Use Blueprint
Community Workshop - March 17, 2010
Survey Results**

Overview: 70 surveys were returned so percentages are out of 70 surveys. Percentages may not total 100% due to questions left blank.

	<u>Percentage</u>
1. Are you a resident of any of the following?	
a. NPU R	14%
b. NPU S	30%
c. NPU X	6%
d. City of East Point	29%
e. Other: _____	21%
Respondent Comments:	
✓ <i>Former resident- family home</i>	
✓ <i>Landlord</i>	
✓ <i>Own 5 properties on Murphy. Want to zone it C1</i>	
✓ <i>Roswell</i>	
✓ <i>Dunwoody</i>	
✓ <i>NPU Y</i>	
✓ <i>Ga. Stand-Up</i>	
✓ <i>Property owner in NPU S</i>	
✓ <i>Own property on 63[...]</i>	
✓ <i>Offices NPU X</i>	
✓ <i>City of Atlanta</i>	
✓ <i>NPU-V</i>	
2. How long have you lived in your current neighborhood?	
a. 0-2 years	6%
b. 3-5 years	14%
c. 6-10 years	13%
d. 10+ years	64%
Respondent Comments:	
✓ <i>Landlord</i>	
✓ <i>(own property for 5 years)</i>	
3. Are you a non-resident owner of property in any of the following?	
a. NPU R	4%
b. NPU S	9%
c. NPU X	3%
d. City of East Point	7%
e. Does not apply	67%

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4. Do you own or operate a business in the following?

- | | |
|---------------------------------------|-----|
| a. NPU R | 3% |
| b. NPU S | 4% |
| c. NPU X | 3% |
| d. City of East Point | 4% |
| e. I do not own or operate a business | 81% |

Respondent comments on type of business owned:

- ✓ *Real Estate – home based business*
- ✓ *Landlord but plan to open a business later*
- ✓ *Real estate related*
- ✓ *In Atlanta NPU Y*
- ✓ *Media Program (Christian)*
- ✓ *Real Estate*
- ✓ *Funeral Services*
- ✓ *Environmental Not for Profit*

5. Please check (✓) the box to the left of any accessory use that you think is SUITABLE for the A-III Subarea.

A-III PERMITTED ACCESSORY USES			
✓		✓	
64%	Greenhouses, garden sheds, private garages, and similar structures	56%	Devices for the generation of renewable energy
47%	Secondary living quarters	63%	Home occupation
63%	Swimming pools, tennis courts, and similar structures		

Please list any **ADDITIONAL ACCESSORY USES** you would like to see in the A-III Subarea.

- ✓ *Community garden*
- ✓ *Artist studios*
- ✓ *Neighborhood meeting place*
- ✓ *Community garden*
- ✓ *Swimming pools and tennis courts open to the public*
- ✓ *Craftsman style – What will be the minimum/maximum square foot of homes*
- ✓ *Need a wider road on Campbellton Rd*
- ✓ *Spa Just 1 or 2*
- ✓ *Health Beauty Cosmetics*
- ✓ *Community owned open space, arts center*

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- ✓ *Soho support center community owned*
- ✓ *Gate community Rezoning*
- ✓ *Fitness center (indoor swimming)*
- ✓ *Preserve golf area*
- ✓ *Movie theaters*
- ✓ *More business, restaurants, etc.*
- ✓ *Nice eateries, local entertainment complex*
- ✓ *Hospital to remain in the area*
- ✓ *VA Center (Clinics)*
- ✓ *No! tennis courts*
- ✓ *Doggie park & walking trail*
- ✓ *Supporting Housing*
- ✓ *Park*
- ✓ *Unfair please provide tours then ask questions*
- ✓ *Bicycle trail*
- ✓ *Renewable energy devices with no visual impact*
- ✓ *Consulting- Home based*
- ✓ *Community garden or other garden usage*

6. The zoning blueprint is considering connecting the new street system of the A-III Subarea to the existing Oakland City neighborhood streets to the north. Do you:

- | | |
|--------------------------|-----|
| a. Agree | 51% |
| b. Disagree | 4% |
| c. Need more information | 29% |
| d. Have no opinion | 6% |

Comments:

- ✓ *Traffic plan is necessary, one way streets etc...*
- ✓ *Widening Campbellton Road*
- ✓ *Agree but would also require upgrade of existing street to [...] quality. Make them curved not cross-hatch.*
- ✓ *Transportation concerns seem valid but no assurance was given that those will be addressed.*
- ✓ *Would like to see this with the planned widening of Campbellton Rd Overlay*
- ✓ *What will happen to the people that currently live there and where will they go once construction starts*
- ✓ *Alley design is preferable*
- ✓ *I like alley loaded garage concept vs. driveways. Allow also for guest parking*
- ✓ *Alley system is great!*
- ✓ *R4 zoning is more compatible w/ area.*
- ✓ *Nothing too big here. Modest new homes only.*

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- ✓ *What is the width of parcels in the existing urban fabric to the north*
 - ✓ *Bigger lots I think. Not sure though. R-4 may be too big.*
 - ✓ *Want larger lots: R4*
 - ✓ *With restriction regarding traffic issues*
 - ✓ *STRONGLY Agree. Oakland City would benefit, and the new district would tie in better with the city*
 - ✓ *It is critical to connect the Historic District of Fort McPherson with the Oakland City Historic District (1500 properties on the National Register of Historic Places, 500 properties in the Local Historic District). There are unexplored synergies that could result in mutually beneficial outcomes.*
 - ✓ *Bus tour of Ft Mac w/ photo info*
 - ✓ *As a neighborhood*
- 7. Please list any other information that you think is helpful as we revise the zoning blueprint for Fort McPherson. Continue on back if necessary.**
- ✓ *Quality of life zoning (residential and environment friendly) expand Campbellton Road corridor*
 - ✓ *New innovative projects*
 - ✓ *Adopt empowerment zone style zoning for employment district i.e. health research related to local issues of urban health*
 - ✓ *Would like upscale housing*
 - ✓ *Upscale eateries*
 - ✓ *NCO homes could be art community*
 - ✓ *DO NOT CONVERT EXISTING LARGE HOMES TO MULTI-FAMILY*
 - ✓ *A- Bowling Alley*
 - ✓ *B- Veteran's Clinic and Emergency Room*
 - ✓ *A process map for zoning of each of the sub-areas. R4 Maintain larger lots, would like to have a choice of lot sizes.*
 - ✓ *Will special permit come through NPU?*
 - ✓ *Alley Loaded*
 - ✓ *Alley system seems pretty cool. Please go duplex/higher density, more affordable for this area. Perhaps boarding houses/youth hostels*
 - ✓ *Any new construction should aesthetically blend in with existing structures*
 - ✓ *The interior roadways should be designed to accommodate light transit – shuttle buses or train to connect MARTA stations.*
 - ✓ *It's hard to understand zoning without touring. A tour helps to put zoning into perspective. I like varying lot design (alley & street). ... Mix larger lots with smaller lots*
 - ✓ *The Fort development needs to bridge 166 and connect with East Point.*

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- ✓ *If considering building a bridge over GA-166 to connect Clermont, Hawthorne, or Lawrence then please consider LAWRENCE so as to promote redevelopment of old industrial area in East Point.*
- ✓ *Is there intent to build a bridge over GA-166 and connect to either Clermont, Hawthorne or Lawrence? (if so, only consider LAWRENCE to avoid residential area and promote redevelopment of old industrial area.)*
- ✓ *Employment Center District along East Point seems to be disproportionate to existing single-family homes*
- ✓ *A Silver Comet-style pedestrian trail connecting to East Point and Atlanta neighborhoods would be great!*
- ✓ *What about my taxes? I live in surrounding area. Will there be any grant to improve the value of my house?*
- ✓ *We as residential members in the R-5 district do not incur extremely over accessed property taxes. (located in the surrounding areas*
- ✓ *Freeze property taxes on surrounding neighborhood when combining old with new.*
- ✓ *My greatest concern is tax increase. By how much will my taxes increase? Will the street name be changed? What will be the price point on these homes?*
- ✓ *Want: sidewalks, upscale restaurant, upscale homes, upscale boutiques, other retail, recreation: bowling, tennis, golf, swimming, bike trails*
- ✓ *Keep golf course*
- ✓ *Fort McPherson area to neighboring communities should be seamless. Developers getting zoning concessions should also be required to do some development in the surrounding area. Lee Street is now totally underutilized and offers opportunities for businesses and services that would supplement the development of Ft Mc by providing services within the community. Need to require that developers contribute to improving infrastructure to make traffic patterns manageable and balance other infrastructure issues (sewer, water, etc.)*
- ✓ *Councilmember Sheperd mentioned development on the north side we want to take a lesson from north side residents and recognize that this is prime intown space. We need not go to developers as beggars but we must address developers as person/businesses who will make good money in our community and therefore should give something back. We need to write regulations that insure the community to get something back.*
- ✓ *The residents surrounding the base would like for you to include community benefits agreements, jobs, affordable housing, health impact assessment, provision for transit, connectivity to the neighborhoods, land uses that are compatible with the neighborhood vision, green space access and land use and so forth should all be included in the CDP Amendment. This will ensure that the impacted neighborhoods surrounding the base will receive its fair share of benefits of the re-development of Ft McPherson.*
- ✓ *New infrastructure that connects to the north. Streets, sidewalks, traffic signals, street lights, etc.*

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- ✓ *As a property owner- we don't want to be ripped off by big developer*
- ✓ *Is it possible to put stipulations in the zoning that requires First source hiring, living wages, prevailing wages for construction, developer sponsored training for unemployed community residents & under-employed? Can the zoning stipulate 20 yrs of housing be affordable? Can zoning stipulate training for the bioscience industry?*
- ✓ *Concern of property value- Can the concern zone's "S" etc be freezed? For a period of time 5-10 years. Like the mixed alley parking*
- ✓ *Please provide a map to attendees that include the subareas for Fort McPherson. The Zoning Blueprint does not include such information...*
- ✓ *I appreciate the interest in providing potential residents with a variety of housing choices. But I think it's important to complement the unique architecture of Subarea A-I by only allowing single family dwellings where yards are emphasized and space between dwellings is maximized. The historic district should not emphasize higher density because in the surrounding neighborhoods north of Subarea A-III (with the exception of the small R-5 area), houses do not overwhelm the lots. Move the density to the Residential District...*
- ✓ *Build for age group 18-55 new development*
- ✓ *Youth Dome College Student*
- ✓ *Golf car to travel on and off base*
- ✓ *Apprenticeships to bring local residents into "knowledge" jobs [...]*
- ✓ *Agree with Ms. Phillips – do not increase density!!!*
- ✓ *Request federal – promise neighborhood designation*
- ✓ *Taxes and pushing the elderly out of their homes. What will happen?*
- ✓ *There needs to be a compelling reason to destroy the golf course. I have not heard one. The model should be East Lake.*
- ✓ *Taking advantage of [...] means of circulation & transportation - the 2 MARTA stations – transit oriented development*
- ✓ *Please share copies of the draft zoning blueprint.*
- ✓ *Need to remodel Oakland City Marta Station exterior on Murphy. Murphy could use plan to make it pedestrian friendly and integrate into Fort McPherson's design.*
- ✓ *I like the alley concept parking in rear of property only*
- ✓ *Mixture of alley system and non-alley (front-entrance) system.*
- ✓ *Allow smaller lots but also have some traditional size lots.*
- ✓ *When addressing the southern Employment Center District adjacent to R1A Residential – please hold separate discussion and survey input separately.*
- ✓ *Homes south, directly south, of Fort McPherson fence line need part of funding to be counted as compatible to stay in keeping with the forthcoming building plans.*
- ✓ *Secondly, these same homes will be impacted by the future building on Fort McPherson, funding for remodeling to bar against dilapidation considerations would be necessary for the current community to continue its existence.*

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- ✓ *What kinds of stabilization will be offered to the current community.*
- ✓ *I feel that the parade ground should be preserved as a sitting/walking park (no dogs allowed). Add military relics to make the park, flowers, a walking trails. I thought the historic homes would be purchasing the home not the parade ground. The parade grounds should be preserved.*
- ✓ *What will be the required square footage of single family homes, and multifamily homes.*
- ✓ *What about senior living*
- ✓ *Is Womack/McCelland a historic area? We want to stay in this area. We need help so that we can stay in the area. Will there be grant money for restorations of current homes outside the base, like Womack, McClelland?*
- ✓ *Part of the proposed employment center is going to be directly behind our current home. How will this affect us? And what will be the zone. Because if the fence comes down it will be a serious impact for us.*
- ✓ *When presenting permitted uses for employment district please address southern section adjacent to existing residential neighborhood as a separate discussion, and collect survey feedback separately.*
- ✓ *The Employment Center area in the far south of the property is of great concern to the East Point neighborhood right on that border. They are all small 1-story homes, and any unattractive or tall commercial buildings would be detrimental to those homes. The Campbellton Rd. area plans for the base are logical: easing the transition of the outside neighborhood back into the property. That is what we need in the south, too.*
- ✓ *Employment Center District along East Point city limit appears to be grossly disproportionate to existing single family homes. The existing multi-story commercial building should be an “exception” not a stepping off point.*
- ✓ *Want to know how Langford Pkwy will change (it will have to), will houses be displaced?*
- ✓ *How do we get assistance to renovate our homes on the border?*
- ✓ *Is there a zoning smaller than R5 for A-III*
- ✓ *Property tax increases, gentrification...*
- ✓ *For the record...I purchased my home for its value to go up. I am okay with higher taxes as a result. Please redevelop.*
- ✓ *To get the City of Atlanta & East Point to clean up the area around Ft. McPherson (either clean it up or tear it down)*
- ✓ *Connect the Fort directly to MARTA.*
- ✓ *How about a monorail that goes around the boarder of the park. Van shuttles are ok. But imagine being able to take the train, walk a bit, get on the monorail, and then getting off at the park?*
- ✓ *Target Atlanta's large non-profit community as possible businesses for the Employment Center District. Make it a Center for Non-Profit Excellence. Get CARE, Boys & Girls Club, and Habitat for Humanity HQs to relocate to Ft. Mac. Lobby other international*

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non-profits to come to Atlanta & Ft. Mac. The location close to the airport is perfect for them.

- ✓ *Were East Point LCIs also taken into consideration?*
- ✓ *The historic buildings should remain intact with a facelift and reuse should be something that is not going to devalue the historic area, something like bookstore, learning center*
- ✓ *We support redevelopment, but we do not want to be abused or blindsided and have to leave the neighborhood.*
- ✓ *I support future plans for Fort McPherson, I think the community does too, but we need a meeting, session, that deals with the role where the community and Fort McPherson meet and support each other.*